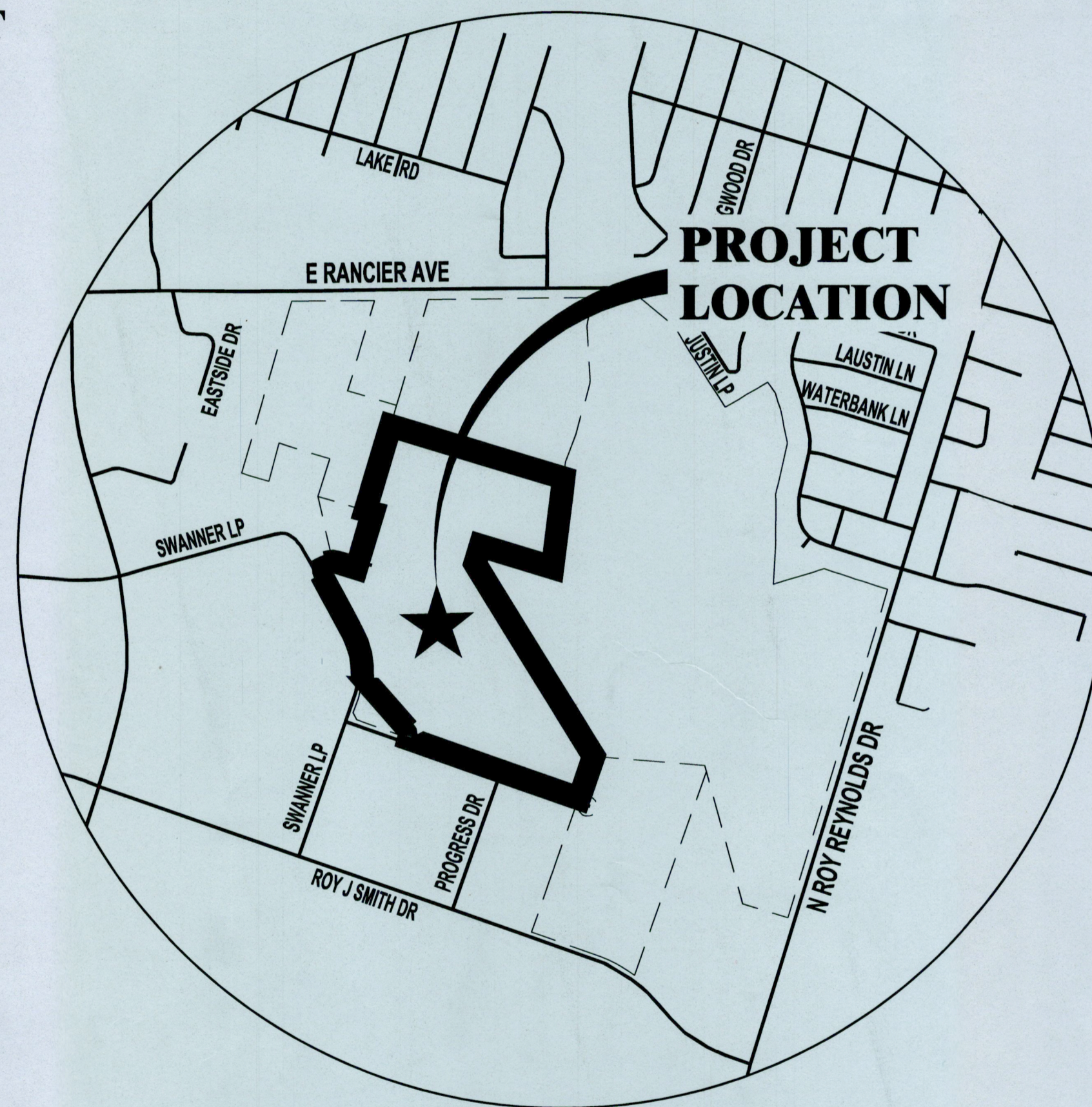
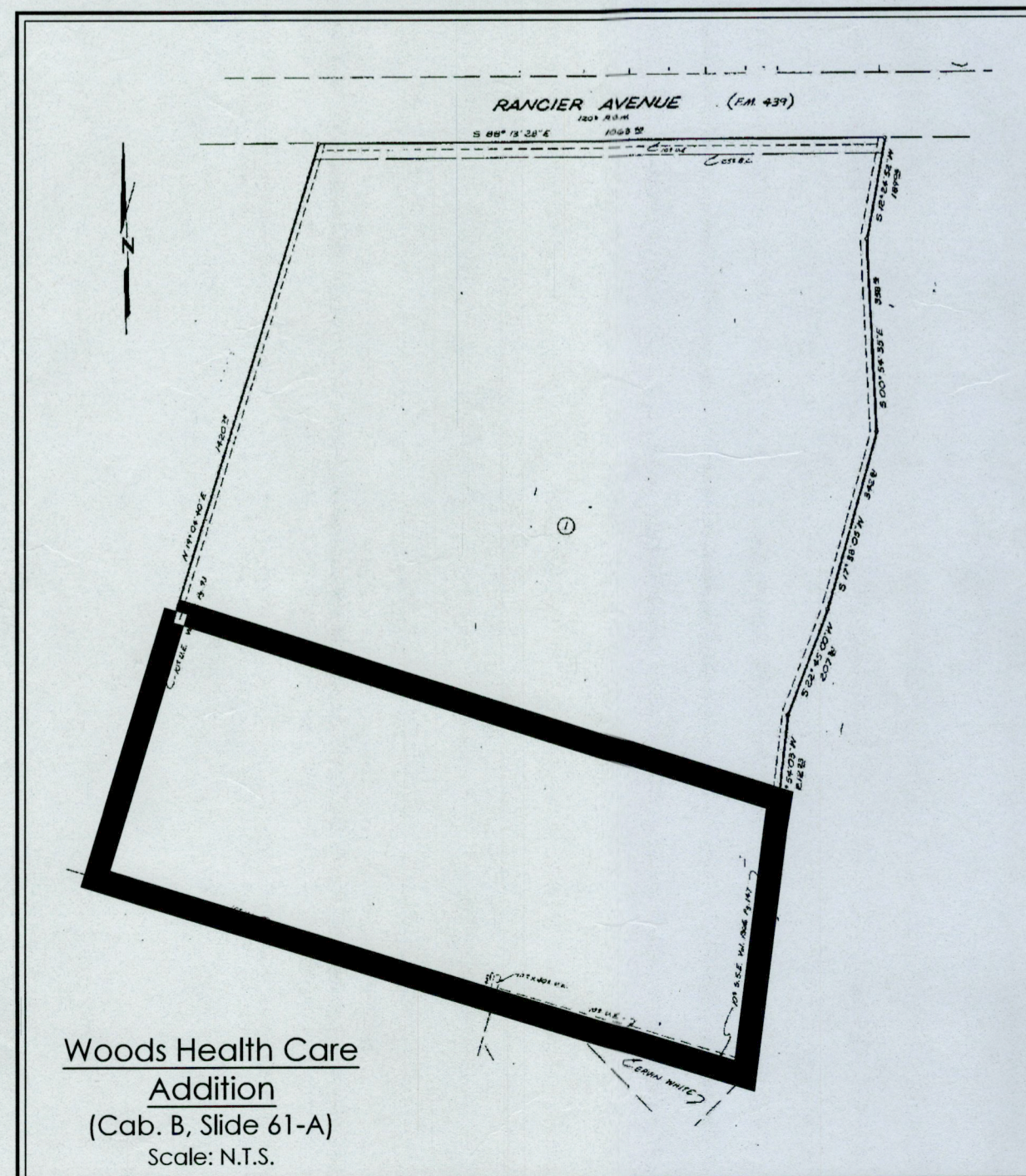
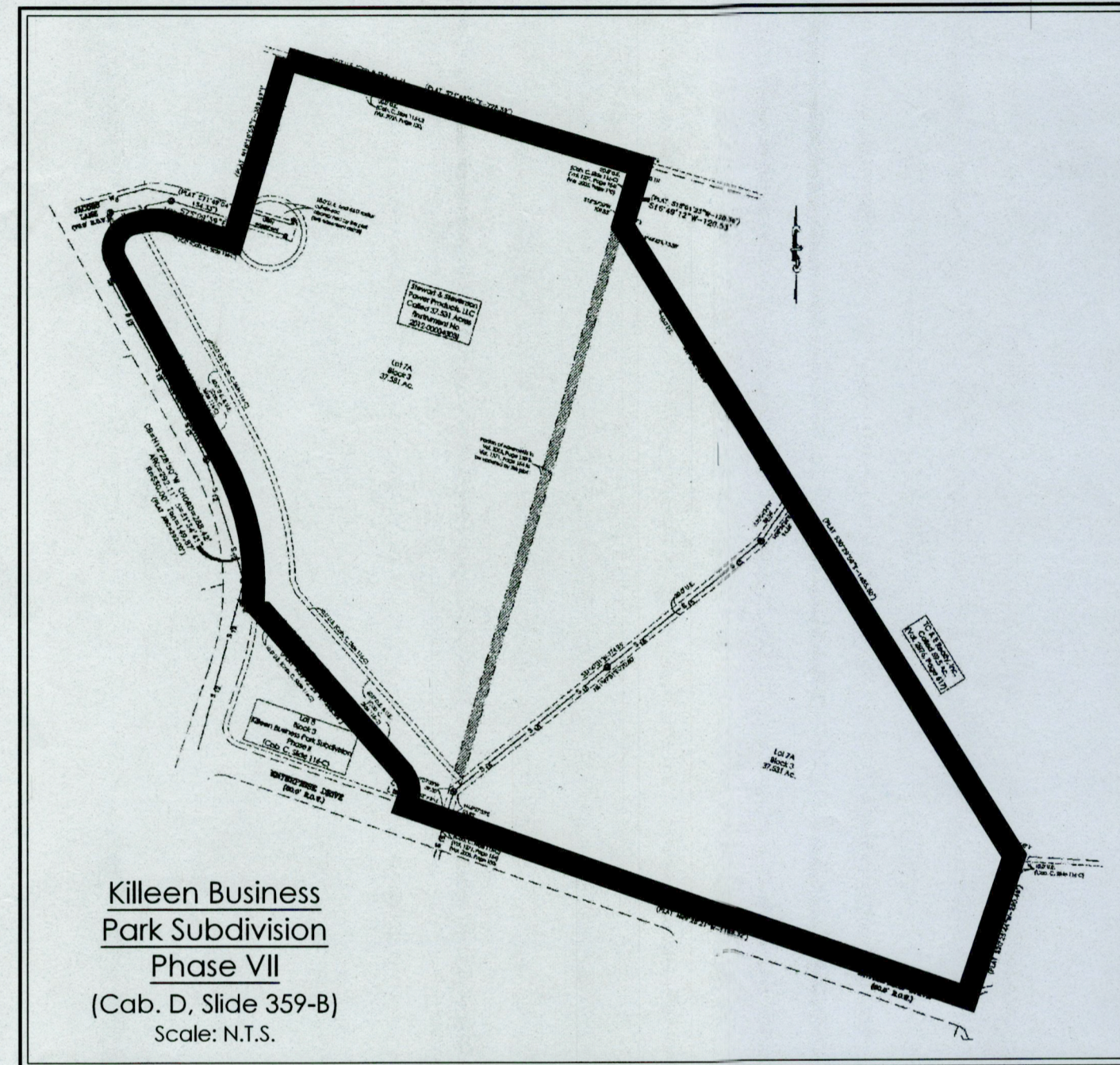


Z MODULAR BUSINESS PARK

BEING A REPLAT OF PART OF LOT 1, BLOCK 1, WOOD HEALTH CARE ADDITION &
ALL OF LOT 7A, BLOCK 3, KILLEEN BUSINESS PARK SUBDIVISION, PHASE VII
KILLEEN, BELL COUNTY, TEXAS

SHEET INDEX

- P1 COVER SHEET
- P2 FINAL PLAT



VICINITY MAP
SCALE: N.T.S.

102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

- NOTES:
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C285E, effective date September 26, 2008 for Bell County, Texas.
 - Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1,161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.

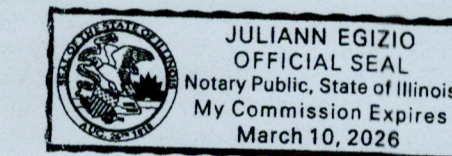
KNOW ALL MEN BY THESE PRESENTS, that Z-Modular LLC., whose address is 227 W. Monroe Street, 26th Floor, Chicago, Illinois, 60606 being the sole owner of that certain 53.561 acre tract of land in Bell County, Texas, being part of the J.S. Wilder Survey, Abstract No. 912, which is more fully described in the dedication of Z MODULAR BUSINESS PARK as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said Z MODULAR BUSINESS PARK as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 20th day of September, 2022.

For: Z-Modular, LLC.

Angela Miu (Corporate Manager)

Before me, the undersigned authority, on this day personally appeared Angela Miu known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.



JULIANN EGIZIO
NOTARY PUBLIC, State of Illinois
My Commission Expires 3/10/2026

APPROVED this the 14 day of October, 2022 by the planning director of the City of Killeen, Bell County, Texas.

PLANNING DIRECTOR

PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Mike W. Kriegel
Registered Professional Land Surveyor, No. 4330

AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the 30th day of October, 2022 A.D.

Jennifer King
Bell County Tax Appraisal District

FILED FOR RECORD this 14th day of October, 2022
Plat Records of Bell County, Texas, and Dedication Instrument # 202200006
Official Records of Real Property, Bell County, Texas

No.	DATE	CITY OF KILLEEN COMMENTS	FRB BY
1	9/9/2022	CITY OF KILLEEN COMMENTS	FRB
REVISIONS			

INSTR # 2022063656 A